



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, October 22, 2015

4:30 PM

City Hall Council Chambers

1. Call meeting to order.
2. Executive Session will be held in the Administrative Conference Room.

Consultation with Attorney {Gov't Code Section 551.071}; possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

Litigation

- a. Bobby Trant v. BVSWMA, Inc., Cause No. 33014, In the District Court, Grimes County, Texas, 12th Judicial District
- b. Juliao v. City of College Station, Cause No. 14-002168-CV-272, In the 272nd District Court of Brazos County, Texas
- c. City of College Station, Texas, v. Embrace Brazos Valley, Inc., Cause No. 15-000804-CV-85, In the 85th Judicial District Court, Brazos County, Texas

Personnel {Gov't Code Section 551.074}; possible action - The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. City Judge

5:30 P.M.

3. Take action, if any, on Executive Session.
4. Presentation, possible action and discussion on items listed on the consent agenda.
5. [15-0598](#) Presentation, possible action, and discussion regarding the

Veteran's Park and Athletic Complex Build-Out (Phase 1).

Sponsors: Schmitz

Attachments: [VPAC Build Out Map.jpg](#)
[Copy of VPAC build out cost estimate 9-2015.xlsx](#)

6. [15-0615](#) Presentation, possible action, and discussion relating to a proposal for a new office building for the Brazos Central Appraisal District.

Sponsors: Nettles

Attachments: [Entity Building Presentation 8 28 15.pptx](#)

7. Council Calendar - Council may discuss upcoming events.

8. Presentation, possible action, and discussion on future agenda items and review of standing list of Council generated agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

9. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BWSMA, BVWACS, Compensation and Benefits Committee, Convention & Visitors Bureau, Design Review Board, Economic Development Committee, Gigabit Broadband Initiative, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

10. Adjourn

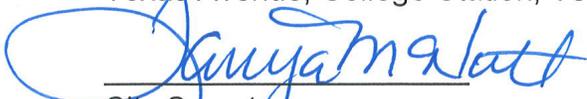
The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED



City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on October 16, 2015 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764 3541 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #:	15-0598	Version:	1	Name:	Veteran's Park and Athletic Complex Build-Out(Phase 1)
Type:	Presentation	Status:			Agenda Ready
File created:	10/5/2015	In control:			City Council Workshop
On agenda:	10/22/2015	Final action:			
Title:	Presentation, possible action, and discussion regarding the Veteran's Park and Athletic Complex Build-Out (Phase 1).				
Sponsors:	David Schmitz				
Indexes:					
Code sections:					
Attachments:	VPAC Build Out Map.jpg Copy of VPAC build out cost estimate 9-2015.pdf				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the Veteran's Park and Athletic Complex Build-Out (Phase 1).

Recommendation: Staff recommends approval.

Summary: The Veteran's Park and Athletic Complex Build-Out (Phase 1) consists of adding two additional full size athletic fields, lighting, 160 parking spaces, and amenities throughout the park such as shade, playgrounds, and a splash pad. Located on the University Drive side of the park, the multi-use athletic fields will be constructed of synthetic turf, similar to the recently installed synthetic turf fields adjacent to the American Pavilion. Events expected to include soccer, football, lacrosse, and a myriad of other sports events that can play on these type of facilities. On September 3rd, a public meeting was held to gather input from the local soccer community about the project. Results were overwhelmingly positive to move forward with plans for Phase 1.

Budget & Financial Summary: This project carries with it an estimate of \$3,673,274 for construction, professional design services, geotechnical reporting and testing, and a 20% contingency. The intent is to utilize Hotel Occupancy Tax funds for the project. The project can be bid so as to allow for several of the items, such as the splash pad and playground, to be alternates that can be completed at a later date should the funds be limited at this time. A budget of \$3,673,274 was included for this project in the FY16 Hotel Occupancy Tax Fund. Staff estimates annual operations and maintenance costs of \$50,000.

Attachments:

- 1) Veteran's Park and Athletic Complex Build-Out map
- 2) Project design and construction estimate.

VETERAN'S PARK AND ATHLETIC COMPLEX BUILD-OUT

CONSTRUCTION ESTIMATES

Item	Amount
Championship Field #15	\$1,095,000
Championship Field Pavilion and Spectator Area	\$2,513,500
Championship Field Play Area Amenities	\$537,375
Field #14	\$1,038,000
Field #12 & #13	\$1,814,870
Parking (745 spaces)	\$1,107,900
SUB TOTAL	\$8,106,645
Contingency (20%)	\$1,621,329
Design (10%)	\$810,665
TOTAL	\$10,538,639

Add Alternate #1 - Championship Field Additional Spectator Area	\$530,000
Add Alternate #2 - Field #14 Spectator Area Amenities	\$93,500
Add Alternate #3 - Field #12 & #13 Spectator Area Amenities	\$215,975
Add Alternate #4 - Field #9, #10, #11 Spectator Areas & Amenities	\$194,750
Add Alternate #5 - Field #1 to #6 Spectator Areas & Amenities	\$404,500
SUB TOTAL	\$1,438,725
Contingency (20%)	\$287,745
Design (10%)	\$143,873
TOTAL	\$1,870,343

GRAND TOTAL FULL BUILD OUT	\$12,408,981
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SCENARIO 1 - Championship Field #15 & Field #14

Item	Amount
Championship Field #15	\$1,095,000
Championship Field Pavilion and Spectator Area	\$2,513,500
Championship Field Play Area Amenities	\$537,375
Field #14	\$1,038,000
Parking (585 spaces)	\$912,400
SUB TOTAL	\$6,096,275
Contingency (20%)	\$1,219,255
Design (10%)	\$609,628
TOTAL	\$7,925,158

Add Alternate #1 - Championship Field Additional Spectator Area	\$530,000
Add Alternate #2 - Field #14 Spectator Area Amenities	\$93,500
SUB TOTAL	\$623,500
Contingency (20%)	\$124,700
Design (10%)	\$62,350
TOTAL	\$810,550

GRAND TOTAL SCENARIO 1	\$8,735,708
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SCENARIO 2 - Field #12 & Field #13 & Park Amenities **** (CHOSEN FOR PHASE 1)**

Item	Amount
Field #12 & #13	\$1,814,870
Parking (160 spaces)	\$195,500
SUB TOTAL	\$2,010,370
Contingency (20%)	\$402,074
Design (10%)	\$201,037
TOTAL	\$2,613,481

Add Alternate #3 - Field #12 & #13 Spectator Area Amenities	\$215,975
Add Alternate #4 - Field #9, #10, #11 Spectator Areas & Amenities	\$194,750
Add Alternate #5 - Field #1 to #6 Spectator Areas & Amenities	\$404,500
SUB TOTAL	\$815,225
Contingency (20%)	\$163,045
Design (10%)	\$81,523
TOTAL	\$1,059,793

GRAND TOTAL SCENARIO 2	\$3,673,274
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Legislation Details (With Text)

File #: 15-0615 **Version:** 1 **Name:** Office Building for the Brazos Central Appraisal District
Type: Presentation **Status:** Agenda Ready
File created: 10/12/2015 **In control:** City Council Workshop
On agenda: 10/22/2015 **Final action:**
Title: Presentation, possible action, and discussion relating to a proposal for a new office building for the Brazos Central Appraisal District.
Sponsors: Aubrey Nettles
Indexes:
Code sections:
Attachments: [Entity Building Presentation 8_28_15.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion relating to a proposal for a new office building for the Brazos Central Appraisal District.

Relationship to Strategic Goals:
Good Governance
Core Services and Infrastructure
Diverse Growing Economy

Recommendation(s):

Background & Summary: The Brazos Central Appraisal District is seeking a new building due to concerns with growth, security, customer service, and technology. The Brazos Central Appraisal District Board of Directors recommends building rather than leasing office space to give the property owners the best value for their tax dollars and to provide improved security, efficiency and technology for the CAD staff as well as the public.

Budget & Financial Summary: N/A

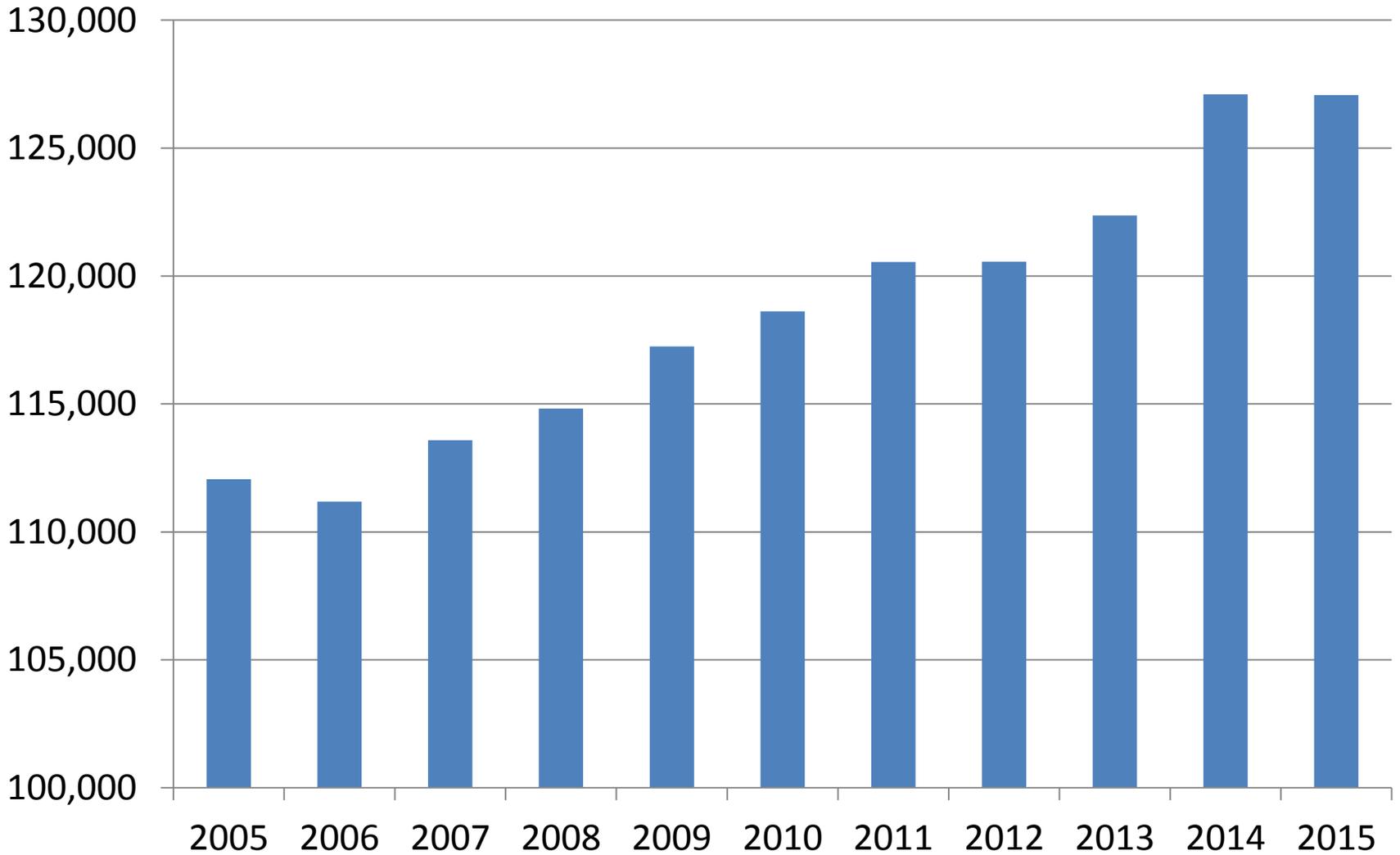
Attachments: N/A

Brazos Central Appraisal District Building Proposal

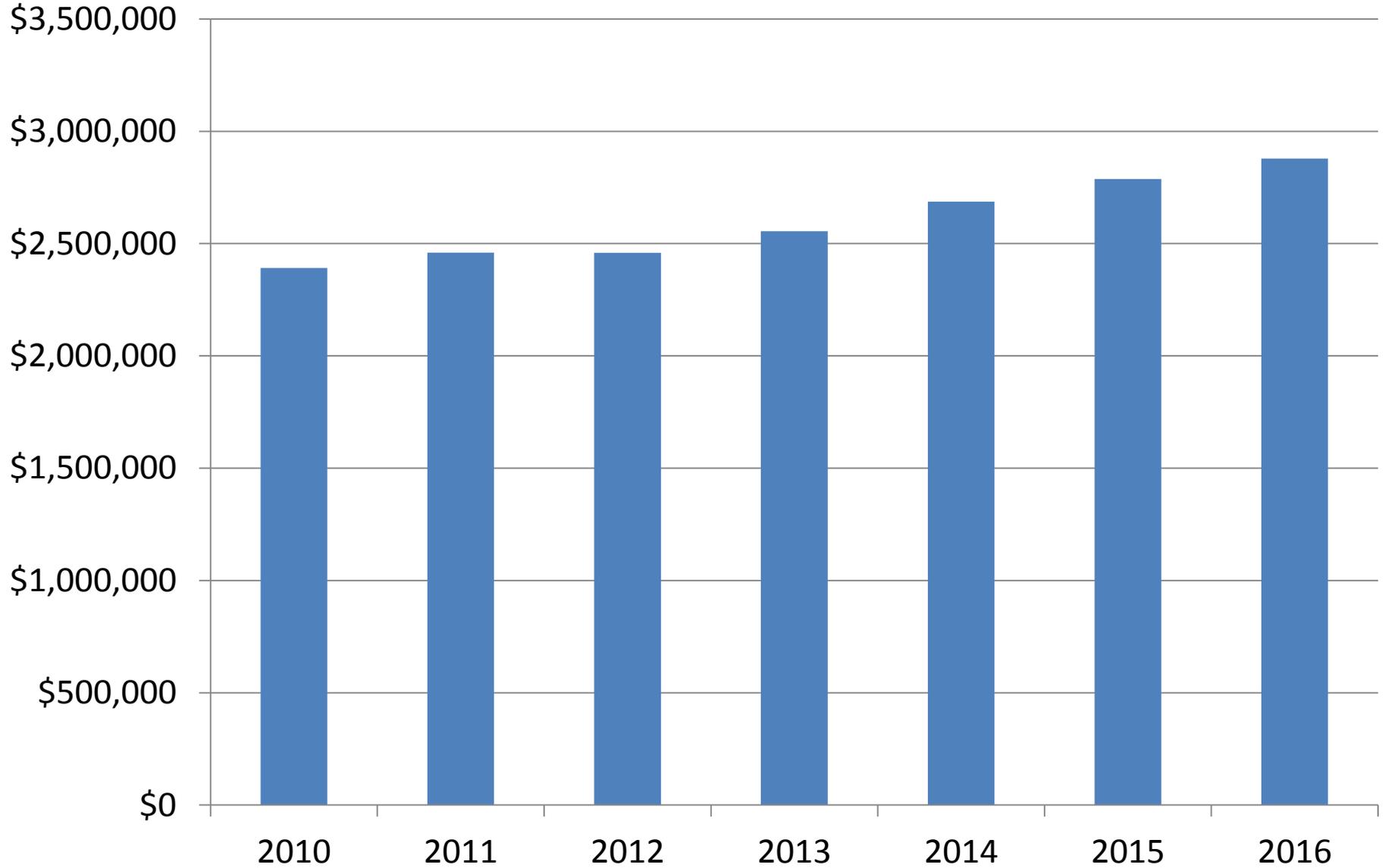
Factors Considered

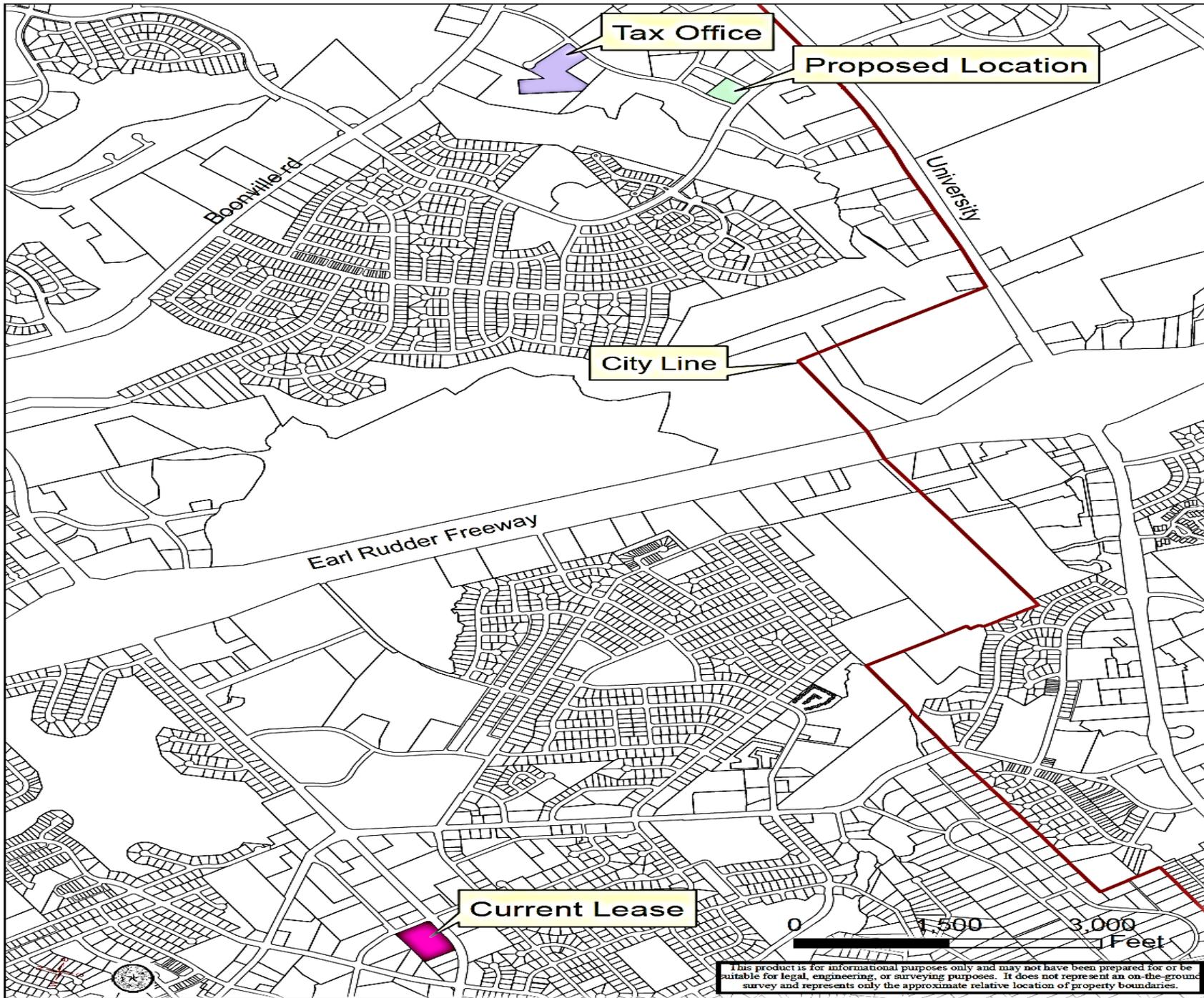
- Growth – Population growth
- Security – How can we best control the flow of visitors in our office
- Customer Service – How can we best serve Brazos County property owners in the future
- Technology – How to improve our aging office infrastructure and plan for the future

Parcel Count 2005 – 2015
(+15,000 Parcels)



Historical Budget Numbers (Average Change 3.1%)





Tax Office

Proposed Location

City Line

Current Lease

0 1,500 3,000 Feet

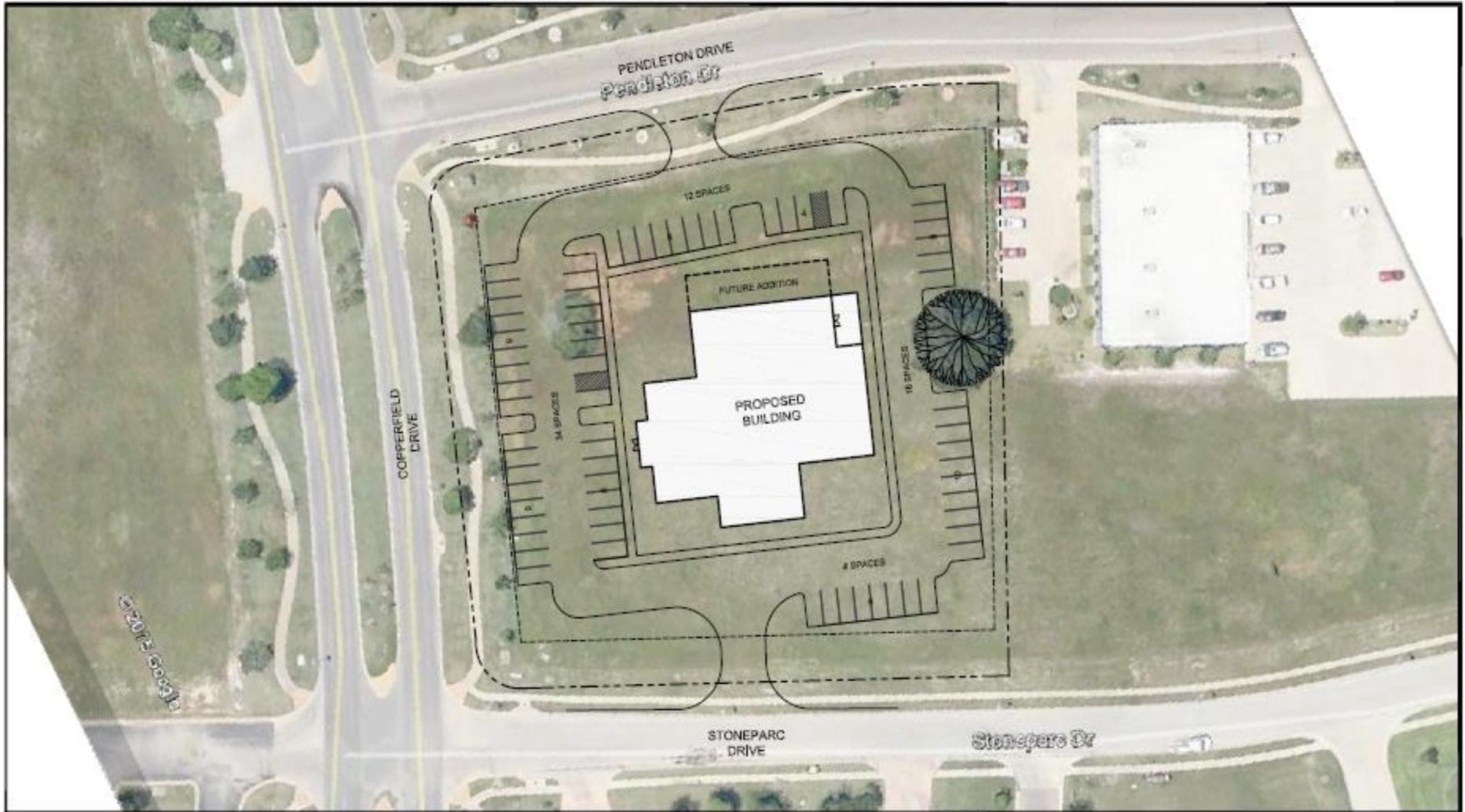
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Building Site

The proposed building site has been owned by the Marr Family Limited Partnership since 2002.

The site is 2.145 acres located on Copperfield Drive with access off both Pendleton Drive and Stoneparc Drive.

Proposed BCAD Site Plan



BRAZOS CENTRAL APPRAISAL DISTRICT
OPTION B



0 25' 50' 100'



SCALE: 1" = 50'



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BCAD Building Cost Projections

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LUFKIN • GROESBECK • BRYAN/COLLEGE STATION



www.glstexas.com

**Brazos Central Appraisal District
New Building with Site Improvements
Cost Estimate
May 7, 2015**

EAST TEXAS OFFICE
(936) 637-4900
FAX (936) 637-6330

CENTRAL TEXAS OFFICE
(979) 696-6767
FAX (979) 696-2685

<u>DESCRIPTION</u>	<u>AREA</u>	<u>\$/UNIT</u>	<u>ESTIMATED COST RANGE</u>
BUILDING AREA	11,550 SF	160 - 180	\$1,848,000 - \$2,079,000
ATTIC STORAGE	1,600 SF	40 - 60	\$64,000 - \$96,000
SITE CONCRETE	70 SPACES	2,000 - 2,300	\$140,000 - \$161,000
EARTHWORK (2.15 ACRES)	95,000 SF	1 - 2	\$95,000 - \$190,000
CONTINGENCIES			\$30,000 \$50,000
CONSTRUCTION COST			\$2,177,000 - \$2,576,000
SOFT COSTS (8%)			\$174,160 - \$206,080
DATA CABLING			\$40,000 - \$51,000
SECURITY			\$70,000 - \$95,000
LANDSCAPING			\$8,000 - \$10,100
<i>FURNISHINGS, FURNITURE AND EQUIPMENT</i>			Cost Not Included
TOTAL PROJECT COSTS			\$2,469,160 - \$2,938,180

Midpoint Cost - \$2,703,670

Costs Allocated to Voting Taxing Entities - Lease Option

Taxing Entity	% BCAD Budget	2015 Current Allocated Annual Occupancy costs Lease Option	2017 Projected Allocated Annual Occupancy Costs Lease Option	Annual Increased Cost to Entities
Brazos County	0.2157	\$34,492	\$42,378	\$7,886
City of Bryan	0.0887	\$14,184	\$17,426	\$3,243
City of College Station	0.0980	\$15,671	\$19,254	\$3,583
BISD	0.2634	\$42,119	\$51,749	\$9,630
CSISD	0.3261	\$52,145	\$64,067	\$11,922
Other Entities	0.0081	\$1,295	\$1,591	\$296
TOTAL FOR ALL VOTING TAXING ENTITIES	1.0000	\$159,906	\$196,466	\$36,560

Costs Allocated to Voting Taxing Entities - Purchase Option

Taxing Entity	% BCAD Budget	2015 Current Allocated Annual Occupancy costs - Lease Option	2017 Projected Allocated Annual Occupancy Costs - Purchase Option	Annual Increased Cost to Entities
Brazos County	0.2157	\$34,492	\$43,860	\$9,368
City of Bryan	0.0887	\$14,184	\$18,036	\$3,852
City of College Station	0.0980	\$15,671	\$19,927	\$4,256
BISD	0.2634	\$42,119	\$53,559	\$11,440
CSISD	0.3261	\$52,145	\$66,309	\$14,163
Other Entities	0.0081	\$1,295	\$1,647	\$352
TOTAL FOR ALL VOTING TAXING ENTITIES	1.0000	\$159,906	\$203,339	\$43,433

**Summary Schedule
Comparison of Projected 2017 Occupancy Costs
Lease Vs. Building Purchase**

Taxing Entity	% BCAD Budget (2015)	Annual Occupancy Cost to Entities (Lease)	Annual Occupancy Cost to Entities (Building Purchase)	Annual Cost Difference to Entities (Lease vs. Building Purchase)
Brazos County	0.2157	\$42,377	\$43,861	\$1,484
City of Bryan	0.0887	\$17,427	\$18,036	\$609
City of College Station	0.0980	\$19,254	\$19,927	\$673
BISD	0.2634	\$51,749	\$53,559	\$1,810
CSISD	0.3261	\$64,068	\$66,309	\$2,241
Other Entities	0.0081	\$1,591	\$1,647	\$56
TOTAL FOR ALL ENTITIES	1.0000	\$196,466	\$203,339	\$6,873

Equity Build Up Analysis - Lease Cost VS Purchase Cost

Lease Analysis

Lease Cost For 15 Years @ \$1.15/SQ FT (Assuming No Rent Increase)	Equity Build Up	Lease Cost For 15 Years @ \$1.06/SF FT (Assuming No Rent Increase)	Equity Build Up
\$2,380,500	\$0	\$2,194,200	\$0

Purchase Analysis

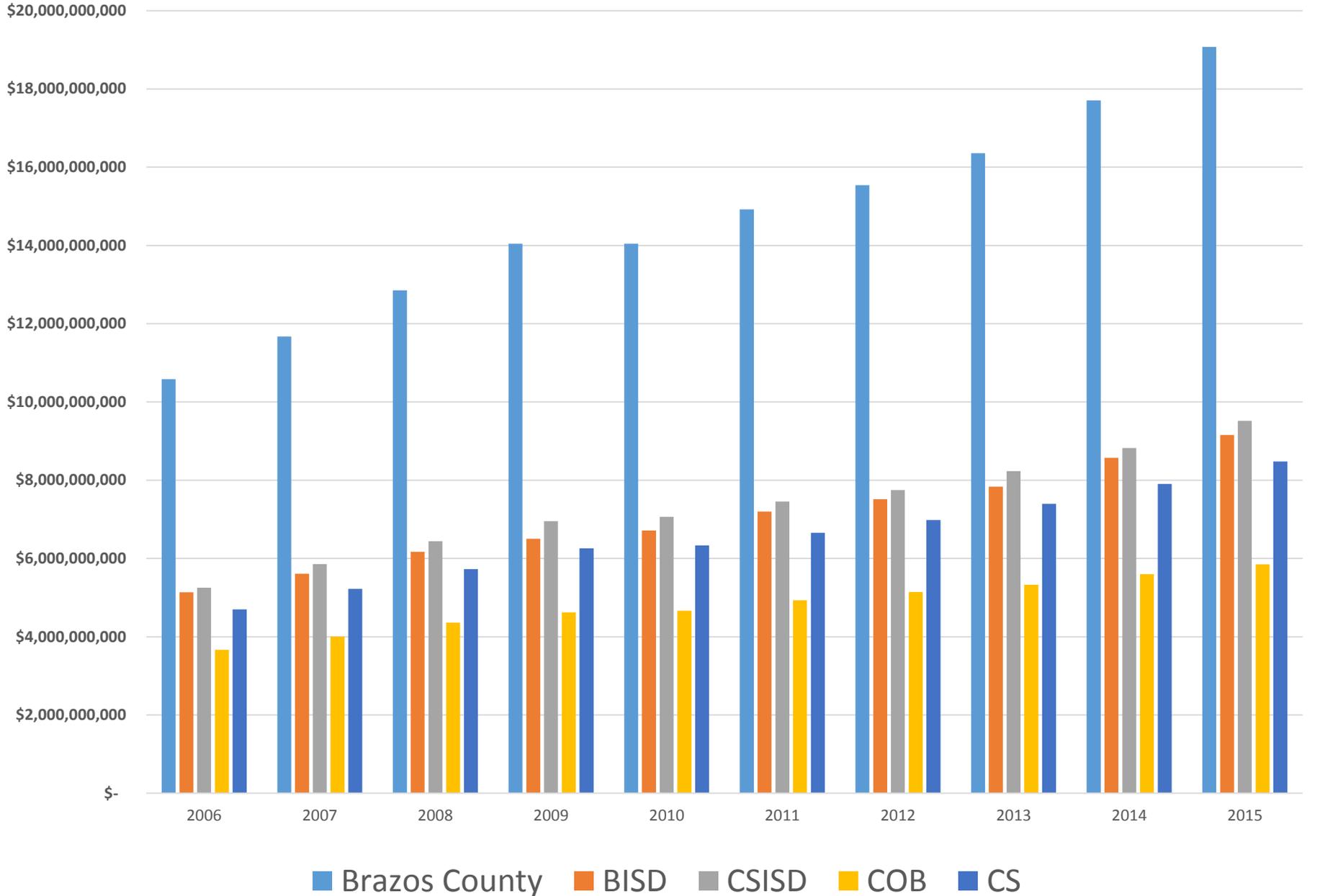
Mortgage Payments (After 15 Years)	Remaing Mortgage Amount	Appraised Value (Assuming No Appreciation)	Equity Build Up
\$2,296,805	\$1,306,117	\$3,203,670	\$1,897,553

Summary

- The Brazos Central Appraisal District Board of Directors recommends building rather than leasing office space to give the property owners the best value for their tax dollars and to provide improved security efficiency and technology for the CAD staff as well as the public.

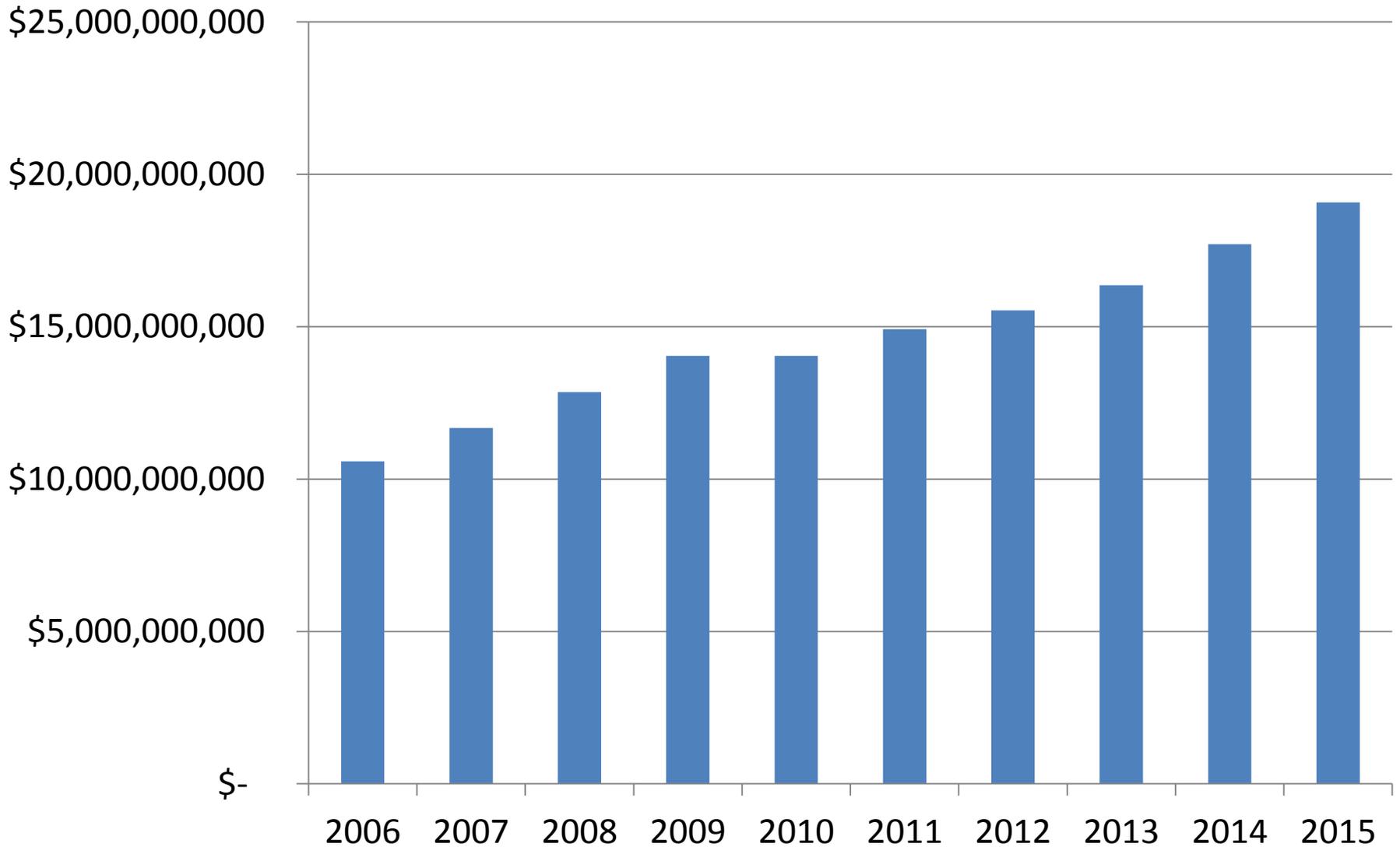
Questions ?

Brazos County Assessed Valuations 2006 to 2015

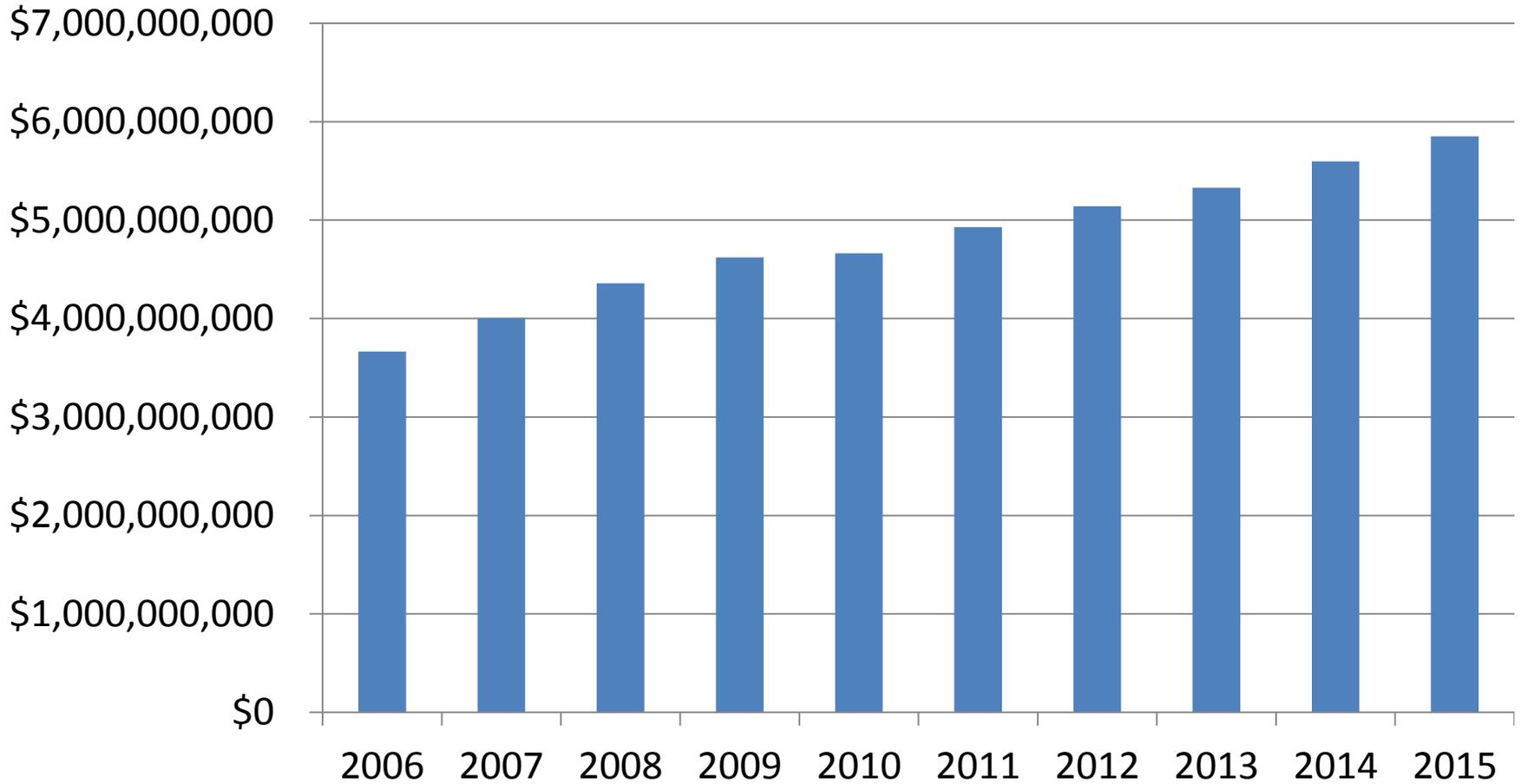


Brazos County Assessed Value

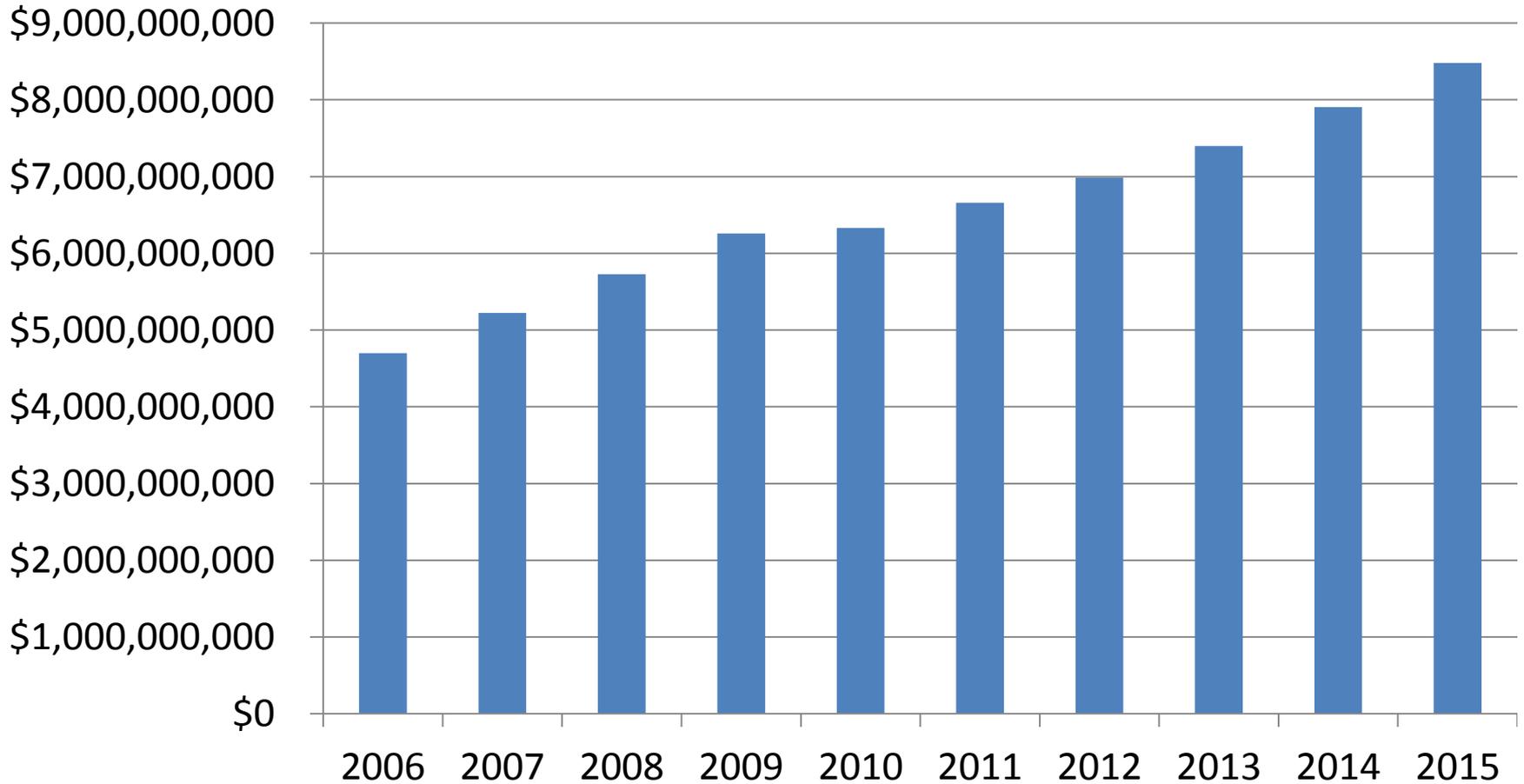
2006 – 2015 (80.29%)



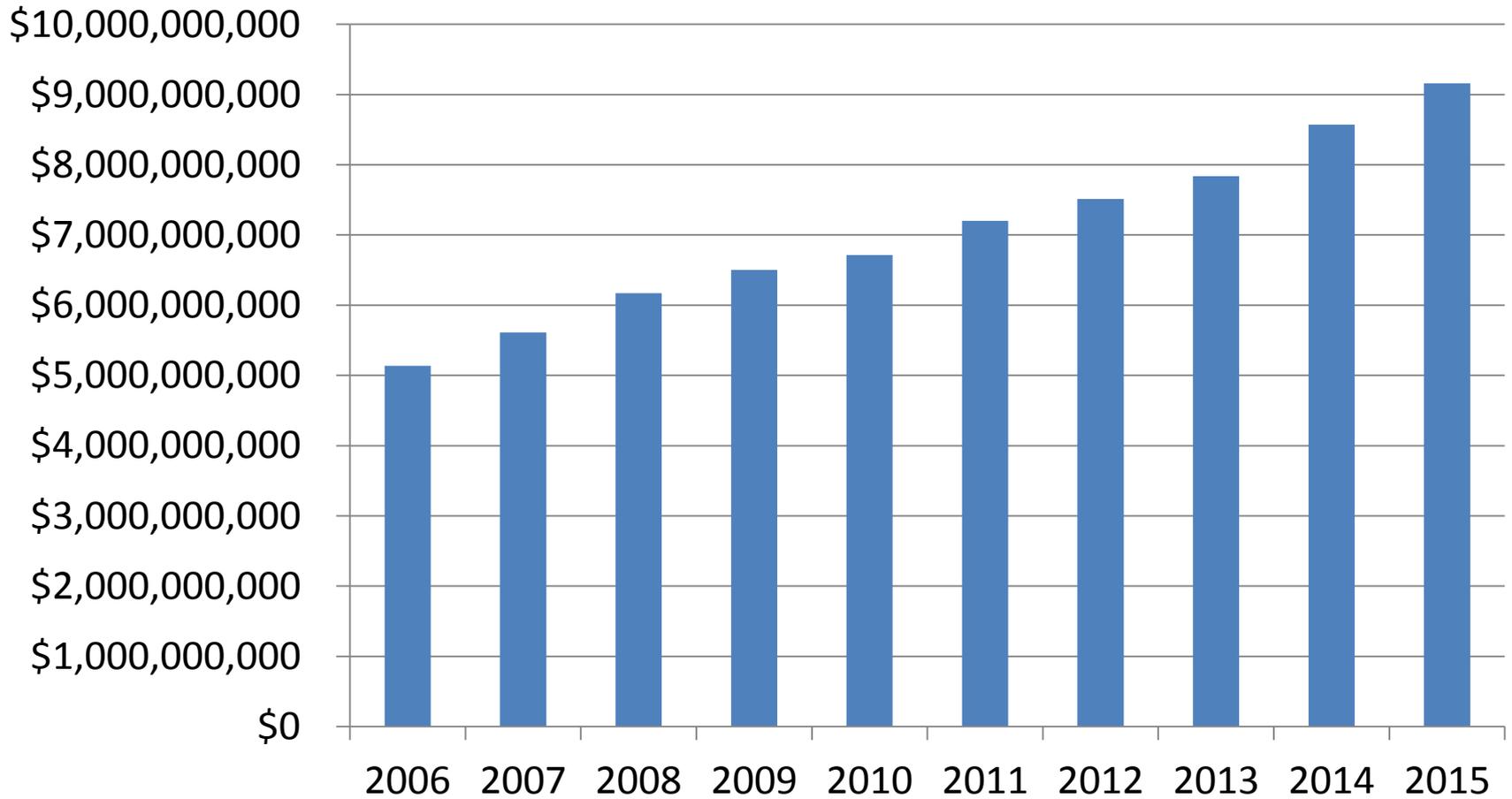
City of Bryan Assessed Value 2006 – 2015 (59.6%)



City College of Station Assessed Value 2006 – 2015 (80.48%)



BISD Assessed Value 2006 – 2015 (78.23%)



CSISD Assessed Value 2006 – 2015 (81.11%)

